

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
February 20, 2014

**1:00 P.M.**  
Minutes

PRESENT

Martin Cabrera  
Michael Kelly  
Andrew Mooney  
Linda Searl  
Patricia Scudiero  
George Migala  
Rebekah Scheinfeld  
Terry Peterson  
Daniel Sih  
Alderman Edward Burke  
Alderman Walter Burnett  
Alderman Joseph Moore  
Bishop John R. Bryant

ABSENT

Smita Shah  
Les Bond  
Euclid Walker  
Olga Camargo  
Doris Holleb  
Alderman Ray Suarez  
Alderman Daniel S. Solis  
Alderman Thomas Tunney

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on February 20, 2014.
- III. The Minutes of the January 16, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 3, under Adjacent Neighbors, item number 4 under Negotiated Sales, items numbered 5 through 8 under Acquisitions and Dispositions and items 9 and 10 under Tax Increment Financeing were approved by an omnibus vote of 10-0.**

### Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4111 South Vincennes Avenue. (14-003-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3819 West West End Avenue. (14-003-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4117 West Potomac Avenue. (14-003-21)

### Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of 1 City-owned land for the property located at 128 East 111<sup>th</sup> Street. (14-010-21)

### Acquisitions and Dispositions

5. A resolution recommending a proposed ordinance authorizing the disposition of two City-owned parcels to Neighborspace for the preservation and ownership of the "62<sup>nd</sup> and Dorchester Garden" for the property located at 1364 East 62<sup>nd</sup> Street and 6149 South Dorchester Avenue. (14-004-21)
6. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Chicago Park District that is associated with Lorraine Dixon Park for the property located at 8917-19 South Dauphin Avenue. (14-005-21)
7. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Wesley E. Moultrie for a multi-family residential building for the property located at 4515 South Greenwood Avenue. (14-006-21)
8. A resolution recommending a proposed ordinance authorizing the disposition of four (4) City-owned pins to create a youth service center for the property located at 2259 South Damen and 1925 West 23<sup>rd</sup> Street. (14-009-21)

### Tax Increment Financing

9. The Foster/California Tax Increment Financing Redevelopment Project Area and Plan. The TIF boundaries are, generally, bounded by Francisco Street on the west, Carmen Avenue on the south, The north-south alley west of Lincoln Avenue on the east, and Farragut Avenue on the north. (14-007-21)

10. The 107<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area. The TIF boundaries are, generally, bounded by 107th Street on the north, the south side of 115<sup>th</sup> Street on the south, State Street on the east and Green Street on the west. (14-008-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Residential Business Planned Development application submitted by Historic Strand, LP, for the property generally located at 6315 - 6325 South Cottage Grove Avenue and 6314 – 6322 South Maryland Avenue. The applicant proposes the renovation of an existing 5-story building for 63 residential units, ground-floor commercial space, and at least 24 accessory parking spaces on an approximately 0.65-acre site. The site includes the former Strand Hotel building which is listed on the National Register of Historic Places and which would be retained. **Approved 12-0, Yeas – Commissioners Bryant, Burnett, Kelly, Migala, Mooney, Moore, Peterson, Scheinfeld, Scudiero, Searl, Sih and Cabrera.**
  2. A proposed zoning map amendment in the Pilsen Industrial Corridor and a Waterway Heliport Planned Development application submitted by 2420 South Halsted Chicago, LLC, for the property generally located at 2408 - 2424 South Halsted Street. The applicant proposes to construct a private heliport with a terminal building, a touchdown and lift-off area, taxiway, fueling station, 14 helipads, and service facilities on an approximately 4.6-acre site along the South Branch of the Chicago River. The property is currently zoned Planned Manufacturing District Number 11 and will be rezoned to Waterway Heliport Planned Development. **Deferred to date certain of 3/20/14**
  3. A proposed Waterway Business Planned Development submitted by the Applicant, Chicago IL (1150 Halsted) LLC, for the property generally located at 1150-68 North Halsted Street. The applicant proposes to rezone the site from M3-3, Heavy Industry District to a C3-3, Commercial, Manufacturing and Employment District prior to establishing the Waterway Business Planned Development. The applicant proposes to construct a retail building with an accessory river walk, and accessory parking. The site is improved with a vehicle storage yard and a one story building. **Approved 10-0-1 with Commissioner Burnett recusing himself – Yeas- Commissioners Bryant, Kelly, Migala, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Sih and Cabrera.**
  4. A proposed amendment to Institutional Planned Development No. 158, submitted by McCaffery Interests, Inc., for the property generally located in the 2300 block of North Lincoln Avenue. The applicant proposes to amend this planned development through the addition of 18,168 square feet of adjacent property, the construction of various new buildings and the renovation of certain existing

buildings. The resulting project will contain a maximum of 604 residential units and 156 senior housing rooms, along with commercial, office and retail space and publicly-accessible open space. The existing 850 space parking garage will be maintained and an additional combined 194 below-grade parking spaces will be constructed within Sub Areas G and H. The Applicant is requesting that the subject property be rezoned from RM-5 (Residential Multi-Unit District), B3-3 (Community Shopping District) and PD 158 to B3-5 prior to re-establishing this planned development as Planned Development No. 158, as amended. **Approved 12-0, Yeas- Commissioners Burnett, Bryant, Kelly, Migala, Mooney, Moore, Peterson, Scheinfeld, Scudiero, Searl, Sih and Cabrera.**

Adjournment: **6:05 PM**